

Monthly Period	
Calculation Period Start Date:	01/01/2023
Calculation Period End Date:	31/01/2023
CBG Payment Date:	15/02/2023

Ratings Overview	Moody's	Fitch
Suncorp-Metway Limited Long Term Rating:	A1	A+
Suncorp-Metway Limited Short Term Rating:	P-1	F1

Programme Details	
Issuer, Seller, Servicer, Account Bank and CB Swap Provider:	Suncorp-Metway Ltd
Intercompany Loan and Subordinated Loan Provider:	Suncorp-Metway Ltd
Covered Bond Guarantor:	Perpetual Corporate Trust Limited
Cash Manager and Administrative Agent:	SME Management Pty Limited
Security Trustee:	P.T. Limited
Bond Trustee:	Deutsche Trustee Company Limited

Covered Bond Pool Summary	
Housing Loan Pool Size:	\$2,990,624,460.78
Number of Housing Loans:	14,045
Average Housing Loan Balance:	\$212,925.77
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	57.12%
Highest Individual Current Loan-to-Value Ratio:	96.87%
Weighted Average Indexed Current Loan-to-Value Ratio:	48.19%
Percentage of Investment Property Loans:	24.46%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.97%
Weighted Average Seasoning (Months):	72
Weighted Average Remaining Term to Maturity (Months):	273
Maximum Remaining Term to Maturity (Months):	345

Compliance Tests	
Asset Coverage Test	PASS
Issuer Event of Default	No
Servicer Termination Event	No
Pre Maturity Test Breached	N/A
Notice to Pay	No
CB Guarantor Event of Default	No

Asset Coverage Test	
A. Mortgage Loans - the lesser of:	\$2,764,828,650.39
(a) LTV Adjusted Principal Balance:	\$2,978,486,452.46
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,764,828,650.39
B. Loan Principal Receipts:	\$139,930,908.62
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,904,759,559.01
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,850,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	92.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	109.84%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual:	108.11%

1. (Housing Loan Pool Size + Loan Principal Receipts) / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds

Funding Summary

Demand Loan	\$54,759,559.01
Guarantee Loan	\$3,075,240,440.99
Total Intercompany Loan	\$3,130,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$11,248,346.28
Principal Receipts for the month:	\$64,646,631.01

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$97,727.12	0.01%	0.00%
Up to and including 5%:	523	\$5,379,301.01	3.72%	0.18%
> 5%, up to and including 10%:	285	\$14,621,896.98	2.03%	0.49%
> 10%, up to and including 15%:	332	\$27,963,761.99	2.36%	0.94%
> 15%, up to and including 20%:	389	\$43,646,809.53	2.77%	1.46%
> 20%, up to and including 25%:	469	\$63,354,487.27	3.34%	2.12%
> 25%, up to and including 30%:	573	\$92,442,192.63	4.08%	3.09%
> 30%, up to and including 35%:	683	\$116,774,507.72	4.86%	3.90%
> 35%, up to and including 40%:	839	\$164,291,068.37	5.97%	5.49%
> 40%, up to and including 45%:	976	\$203,847,546.53	6.95%	6.82%
> 45%, up to and including 50%:	1,099	\$231,617,249.32	7.82%	7.74%
> 50%, up to and including 55%:	1,211	\$278,717,854.49	8.62%	9.32%
> 55%, up to and including 60%:	1,348	\$324,633,303.71	9.60%	10.86%
> 60%, up to and including 65%:	1,381	\$349,767,043.27	9.83%	11.70%
> 65%, up to and including 70%:	1,442	\$360,050,629.64	10.27%	12.04%
> 70%, up to and including 75%:	1,099	\$293,537,296.17	7.82%	9.82%
> 75%, up to and including 80%:	831	\$239,314,028.69	5.92%	8.00%
> 80%, up to and including 85%:	387	\$116,456,921.38	2.76%	3.89%
> 85%, up to and including 90%:	171	\$62,124,047.24	1.22%	2.08%
> 90%, up to and including 95%:	4	\$1,802,566.41	0.03%	0.06%
> 95%, up to and including 100%:	2	\$184,221.31	0.01%	0.01%
Total	14,045	\$2,990,624,460.78	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$97,727.12	0.01%	0.00%
Up to and including 5%:	756	\$11,283,457.23	5.38%	0.38%
> 5%, up to and including 10%:	416	\$29,927,392.75	2.96%	1.00%
> 10%, up to and including 15%:	509	\$57,809,509.17	3.62%	1.93%
> 15%, up to and including 20%:	615	\$84,930,686.21	4.38%	2.84%
> 20%, up to and including 25%:	880	\$144,528,058.97	6.27%	4.83%
> 25%, up to and including 30%:	969	\$184,209,568.15	6.90%	6.16%
> 30%, up to and including 35%:	1,208	\$252,122,451.48	8.60%	8.43%
> 35%, up to and including 40%:	1,329	\$297,259,600.51	9.46%	9.94%
> 40%, up to and including 45%:	1,275	\$303,160,987.70	9.08%	10.14%
> 45%, up to and including 50%:	1,202	\$289,981,775.64	8.56%	9.70%
> 50%, up to and including 55%:	1,125	\$287,262,101.59	8.01%	9.61%
> 55%, up to and including 60%:	1,127	\$290,665,023.89	8.02%	9.72%
> 60%, up to and including 65%:	845	\$230,414,308.48	6.02%	7.70%
> 65%, up to and including 70%:	619	\$173,668,052.55	4.41%	5.81%
> 70%, up to and including 75%:	486	\$141,892,569.50	3.46%	4.74%
> 75%, up to and including 80%:	303	\$90,631,567.35	2.16%	3.03%
> 80%, up to and including 85%:	181	\$55,412,325.76	1.29%	1.85%
> 85%, up to and including 90%:	107	\$34,524,247.34	0.76%	1.15%
> 90%, up to and including 95%:	45	\$15,652,748.08	0.32%	0.52%
> 95%, up to and including 100%:	21	\$7,355,987.28	0.15%	0.25%
> 100%, up to and including 105%:	10	\$3,458,727.18	0.07%	0.12%
> 105%, up to and including 110%:	7	\$2,456,622.91	0.05%	0.08%
> 110%:	9	\$1,918,963.94	0.06%	0.06%
Total	14,045	\$2,990,624,460.78	100%	100%

* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$97,727.12	0.01%	0.00%
Indexed Loans	13,346	\$2,832,994,003.51	95.02%	94.73%
Unindexed Loans	698	\$157,532,730.15	4.97%	5.27%
Total	14,045	\$2,990,624,460.78	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,049	\$45,572,912.57	14.59%	1.52%
> A\$50,000, up to and including A\$100,000:	2,030	\$152,308,728.91	14.45%	5.09%
> A\$100,000, up to and including A\$150,000:	1,825	\$228,328,542.52	12.99%	7.63%
> A\$150,000, up to and including A\$200,000:	1,844	\$321,732,974.79	13.13%	10.76%
> A\$200,000, up to and including A\$250,000:	1,522	\$342,188,516.42	10.84%	11.44%
> A\$250,000, up to and including A\$300,000:	1,238	\$340,267,957.79	8.81%	11.38%
> A\$300,000, up to and including A\$350,000:	1,058	\$342,933,375.63	7.53%	11.47%
> A\$350,000, up to and including A\$400,000:	704	\$262,677,569.93	5.01%	8.78%
> A\$400,000, up to and including A\$450,000:	531	\$224,728,237.40	3.78%	7.51%
> A\$450,000, up to and including A\$500,000:	382	\$180,856,480.12	2.72%	6.05%
> A\$500,000, up to and including A\$550,000:	239	\$125,448,852.47	1.70%	4.19%
> A\$550,000, up to and including A\$600,000:	189	\$108,272,996.67	1.35%	3.62%
> A\$600,000, up to and including A\$650,000:	131	\$81,707,256.36	0.93%	2.73%
> A\$650,000, up to and including A\$700,000:	100	\$67,471,399.05	0.71%	2.26%
> A\$700,000, up to and including A\$750,000:	65	\$47,018,834.56	0.46%	1.57%
> A\$750,000, up to and including A\$800,000:	49	\$37,781,871.58	0.35%	1.26%
> A\$800,000, up to and including A\$850,000:	31	\$25,461,711.16	0.22%	0.85%
> A\$850,000, up to and including A\$900,000:	24	\$20,944,146.96	0.17%	0.70%
> A\$900,000, up to and including A\$950,000:	18	\$16,570,987.61	0.13%	0.55%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,725,915.30	0.07%	0.33%
> A\$1,100,000, up to and including A\$1,200,000:	1	\$1,173,922.83	0.01%	0.04%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,575,362.12	0.01%	0.09%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,486,574.70	0.01%	0.05%
> A\$1,500,000:	2	\$3,389,333.33	0.01%	0.11%
Total	14,045	\$2,990,624,460.78	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	315	\$85,906,527.02	2.24%	2.87%
> 18 months, up to and including 24 months:	571	\$156,438,609.61	4.07%	5.23%
> 24 months, up to and including 30 months:	351	\$105,646,831.88	2.50%	3.53%
> 30 months, up to and including 36 months:	339	\$97,366,499.42	2.41%	3.26%
> 36 months, up to and including 48 months:	744	\$220,501,607.30	5.30%	7.37%
> 48 months, up to and including 60 months:	1,535	\$383,134,020.19	10.93%	12.81%
> 60 months:	10,190	\$1,941,630,365.36	72.55%	64.92%
Total	14,045	\$2,990,624,460.78	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	1	\$97,727.12	0.01%	0.00%
Australian Capital Territory	267	\$60,007,625.24	1.90%	2.01%
New South Wales	3,822	\$966,213,674.32	27.21%	32.31%
Northern Territory	64	\$13,747,009.83	0.46%	0.46%
Queensland	6,734	\$1,285,262,927.28	47.95%	42.98%
South Australia	338	\$55,936,815.43	2.41%	1.87%
Tasmania	109	\$19,609,979.38	0.78%	0.66%
Victoria	1,575	\$368,739,655.11	11.21%	12.33%
Western Australia	1,135	\$221,009,047.07	8.08%	7.39%
Total	14,045	\$2,990,624,460.78	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	1	\$97,727.12	0.01%	0.00%
Brisbane Metropolitan	3,531	\$721,697,288.74	25.14%	24.13%
Gold Coast	949	\$193,534,108.18	6.76%	6.47%
Sunshine Coast	507	\$106,506,158.89	3.61%	3.56%
Queensland - Other	1,747	\$263,525,371.47	12.44%	8.81%
Sydney Metropolitan	2,770	\$755,840,586.23	19.72%	25.27%
N.S.W. - Other	1,014	\$201,022,366.56	7.22%	6.72%
Australian Capital Territory	305	\$69,358,346.77	2.17%	2.32%
Melbourne Metropolitan	1,312	\$318,959,417.38	9.34%	10.67%
Victoria - Other	263	\$49,780,237.73	1.87%	1.66%
Perth Metropolitan	1,061	\$207,288,894.66	7.55%	6.93%
W.A. - Other	74	\$13,720,152.41	0.53%	0.46%
Adelaide Metropolitan	292	\$47,678,931.17	2.08%	1.59%
S.A. - Other	46	\$8,257,884.26	0.33%	0.28%
Darwin Metropolitan	50	\$11,099,481.33	0.36%	0.37%
N.T. - Other	14	\$2,647,528.50	0.10%	0.09%
Hobart Metropolitan	82	\$16,151,409.35	0.58%	0.54%
Tasmania - Other	27	\$3,458,570.03	0.19%	0.12%
Total	14,045	\$2,990,624,460.78	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	536	\$198,473,215.53	3.82%	6.64%
Principal and Interest	13,509	\$2,792,151,245.25	96.18%	93.36%
Total	14,045	\$2,990,624,460.78	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	175	\$16,099,439.36	1.25%	0.54%
Home Improvement	957	\$222,934,893.32	6.81%	7.45%
Other	1,861	\$333,527,193.24	13.25%	11.15%
Residential - Detached House	8,206	\$1,755,528,874.84	58.43%	58.70%
Residential - Duplex	13	\$4,538,451.32	0.09%	0.15%
Residential - Established Apartment/Unit/Flat	2,577	\$592,725,213.37	18.35%	19.82%
Residential - New Apartment/Unit/Flat	256	\$65,270,395.33	1.82%	2.18%
Total	14,045	\$2,990,624,460.78	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,844	\$2,279,228,185.60	77.21%	76.21%
QBE	3,064	\$692,345,814.46	21.82%	23.15%
QBE LMI Pool Insurance	137	\$19,050,460.72	0.98%	0.64%
Total	14,045	\$2,990,624,460.78	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	99	\$4,115,095.81	0.70%	0.14%
> 2026, up to and including 2031:	489	\$30,246,628.30	3.48%	1.01%
> 2031, up to and including 2036:	913	\$111,963,629.12	6.50%	3.74%
> 2036, up to and including 2041:	1,693	\$291,000,134.02	12.05%	9.73%
> 2041:	10,851	\$2,553,298,973.53	77.26%	85.38%
Total	14,045	\$2,990,624,460.78	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,243	\$646,860,358.37	15.97%	21.63%
Variable Rate	11,802	\$2,343,764,102.41	84.03%	78.37%
Total	14,045	\$2,990,624,460.78	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	4	\$562,685.16	0.18%	0.09%
2026	1	\$140,416.02	0.04%	0.02%
2027	1	\$15,790.45	0.04%	0.00%
2028	4	\$297,725.65	0.18%	0.05%
2029	9	\$501,973.58	0.40%	0.08%
2030	6	\$351,568.73	0.27%	0.05%
2031	12	\$1,473,224.26	0.53%	0.23%
2032	12	\$3,018,223.76	0.53%	0.47%
2033	14	\$1,471,297.73	0.62%	0.23%
2034	14	\$1,816,982.61	0.62%	0.28%
2035	24	\$3,747,401.36	1.07%	0.58%
2036	22	\$3,708,133.54	0.98%	0.57%
2037	27	\$4,843,817.20	1.20%	0.75%
2038	23	\$4,770,159.90	1.03%	0.74%
2039	36	\$7,452,502.74	1.60%	1.15%
2040	39	\$8,337,467.76	1.74%	1.29%
2041	61	\$13,080,091.41	2.72%	2.02%
2042	88	\$20,074,368.51	3.92%	3.10%
2043	131	\$29,829,815.60	5.84%	4.61%
2044	112	\$27,592,160.73	4.99%	4.27%
2045	258	\$60,393,665.84	11.50%	9.34%
2046	200	\$54,606,518.70	8.92%	8.44%
2047	326	\$101,816,737.51	14.53%	15.74%
2048	335	\$111,148,590.37	14.94%	17.18%
2049	84	\$29,436,324.17	3.74%	4.55%
2050	97	\$37,078,245.38	4.32%	5.73%
2051	303	\$119,294,469.70	13.51%	18.44%
Total	2,243	\$646,860,358.37	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,098	\$609,410,195.15	14.94%	20.38%
> 4.50%, up to and including 5.00%:	994	\$268,893,410.48	7.08%	8.99%
> 5.00%, up to and including 5.50%:	4,137	\$905,427,978.93	29.46%	30.28%
> 5.50%, up to and including 6.00%:	3,850	\$737,848,562.08	27.41%	24.67%
> 6.00%, up to and including 6.50%:	1,780	\$300,907,257.37	12.67%	10.06%
> 6.50%, up to and including 7.00%:	718	\$111,927,117.85	5.11%	3.74%
> 7.00%, up to and including 7.50%:	390	\$46,642,089.96	2.78%	1.56%
> 7.50%, up to and including 8.00%:	70	\$7,632,252.29	0.50%	0.26%
> 8.00%, up to and including 8.50%:	7	\$1,935,595.42	0.05%	0.06%
> 9.00%:	1	\$1.25	0.01%	0.00%
Total	14,045	\$2,990,624,460.78	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,910	\$2,954,809,883.57	99.04%	98.80%
> 1 days, up to and including 31 days:	104	\$28,035,766.87	0.74%	0.94%
> 31 days, up to and including 61 days:	19	\$3,422,163.14	0.14%	0.11%
> 61 days, up to and including 90 days:	10	\$3,541,689.30	0.07%	0.12%
> 90 days:	2	\$814,957.90	0.01%	0.03%
Total	14,045	\$2,990,624,460.78	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	135	\$35,877,513.16	0.96%	1.20%
Regulated Loans	13,910	\$2,954,746,947.62	99.04%	98.80%
Total	14,045	\$2,990,624,460.78	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	79	\$28,812,299.72	14.77%	14.52%
> 6 months, up to and including 12 months:	89	\$34,693,661.85	16.64%	17.48%
> 12 months, up to and including 24 months:	125	\$47,747,670.08	23.36%	24.06%
> 24 months, up to and including 36 months:	86	\$33,054,267.04	16.07%	16.65%
> 36 months, up to and including 48 months:	81	\$26,762,110.76	15.14%	13.48%
> 48 months, up to and including 60 months:	75	\$27,403,204.83	14.02%	13.81%
Total	535	\$198,473,214.28	100%	100%

Covered Bond Programme
Investor Report as at 31 January 2023

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1	2022-1	2022-2
ISIN:	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880	AU3FN0072617	AU3CB0293157
Issue Date:	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020	17 Oct 2022	17 Oct 2022
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000	\$750,000,000	\$550,000,000	\$200,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly	Quarterly	Semi-Annual
Coupon Rate:	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	24 Aug 2026	24 Aug 2026	24 Aug 2026	13 Sep 2023	13 Sep 2023	24 Apr 2025	17 Oct 2025	17 Oct 2025

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